

177.0

0008

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,085,600 / 1,085,600

USE VALUE: 1,085,600 / 1,085,600

ASSESSED: 1,085,600 / 1,085,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		UDINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENNOUR YOUSSEF	
Owner 2:	
Owner 3:	

Street 1: 25 UDINE STREET  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:

**PREVIOUS OWNER**  
Owner 1:  
Owner 2:  
Street 1:  
Twn/City:  
St/Prov: Cntry:  
Postal:

**NARRATIVE DESCRIPTION**  
This parcel contains 11,357 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2924 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 2 Above Street  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11357		Sq. Ft.	Site		0	70.	0.67	6									532,500						532,500	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							120078
							GIS Ref
							GIS Ref
							Insp Date
							07/02/18
							USER DEFINED

PREVIOUS ASSESSMENT									Parcel ID	177.0-0008-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	552,300	800	11,357.	532,500	1,085,600	1,085,600	Year End Roll	12/18/2019	
2019	101	FV	403,300	800	11,357.	524,900	929,000	929,000	Year End Roll	1/3/2019	
2018	101	FV	403,300	800	11,357.	403,200	807,300	807,300	Year End Roll	12/20/2017	
2017	101	FV	403,300	800	11,357.	380,400	784,500	784,500	Year End Roll	1/3/2017	
2016	101	FV	403,300	800	11,357.	349,900	754,000	754,000	Year End	1/4/2016	
2015	101	FV	393,200	900	11,357.	327,100	721,200	721,200	Year End Roll	12/11/2014	
2014	101	FV	393,200	900	11,357.	301,200	695,300	695,300	Year End Roll	12/16/2013	
2013	101	FV	424,600	900	11,357.	301,200	726,700	726,700		12/13/2012	

SALES INFORMATION									TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FORD VERA	24495-145		4/29/1994		220,000	No	No		Beverly Ann Linton dod 5/18/2019				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/14/2003	565	Addition	120,000	C	9/2/2004	G5	GR FY05	ADD SFL & REDO KIT	7/2/2018	MEAS&NOTICE	BS	Barbara S			
									2/28/2013	Inspected	BR	B Rossignol			
									10/25/2008	Meas/Inspect	345	PATRIOT			
									9/2/2004	External Ins	BR	B Rossignol			
									4/1/2004	Permit Visit	BR	B Rossignol			
									2/25/2000	Inspected	276	PATRIOT			
									1/4/2000	Mailer Sent					
									12/28/1999	Measured	243	PATRIOT			
									1/1/1982		GP				

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	OF=1 XTRA SHOWER IN EACH FBATH.								54												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	A Bath: 1	Rating: Fair									UAT												
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	3/4 Bath: 1	Rating: Good									SFL												
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:									FFL												
Grade: C+ - Average (+)				1/2 Bath:	Rating:									BMT												
Year Blt: 1951	Eff Yr Blt:			A HBth:	Rating:									26												
Alt LUC:	Alt %:			OthrFix: 2	Rating: Good																					
Jurisdct: G5	Fact: .			<b>OTHER FEATURES</b>				RESIDENTIAL GRID																		
Const Mod:				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																				
Lump Sum Adj:				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																				
<b>INTERIOR INFORMATION</b>				Fpl:	Rating:	Other																				
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: 2 - Plaster	Partition: T - Typical	WSFlue:	Rating:	Upper																				
Sec Floors: 6 - Ceramic Tile	Total: 10.8 %			<b>CONDOS INFORMATION</b>				Lvl 2																		
Bsmnt Flr: 14 - Asphalt Tile			Location:					Lvl 1																		
Subfloor:			Total Units:					Lower																		
Bsmnt Gar: 1			Floor:																							
Electric: 2 - Good			% Own:																							
Insulation: 2 - Typical			Name:																							
Int vs Ext: S			<b>DEPRECIATION</b>																							
Heat Fuel: 2 - Gas			Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL																	
Heat Type: 3 - Forced H/W			Functional:		Interior:	1	10	4																		
# Heat Sys: 1			Economic:		Additions: 2003																					
% Heated: 100			Special:		Kitchen:																					
Solar HW: NO			Override:		Baths:																					
% Com Wall			Total: 10.8 %	<b>CALC SUMMARY</b>				Plumbing:																		
				<b>COMPARABLE SALES</b>				Electric:																		
				Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price	Heating:																
				Size Adj.: 1.00909710						General:																
				Const Adj.: 1.02151275						Totals	1	10	4													
				Adj \$ / SQ: 128.851																						
				Other Features: 109425																						
				Grade Factor: 1.10																						
				NBHD Inf: 1.00000000																						
				NBHD Mod:																						
				LUC Factor: 1.00																						
				Adj Total: 619164																						
				Depreciation: 66870																						
				Deprecated Total: 552294																						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:														
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 177.0-0008-0009.0												<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
19	Patio	D	Y		130X12	G	FR	1970	4.11	T	49	101			800		800									
More: N	Total Yard Items:	800		Total Special Features:					Total:	800																